

FACTS ABOUT EAST TEXAS FARM LANDS

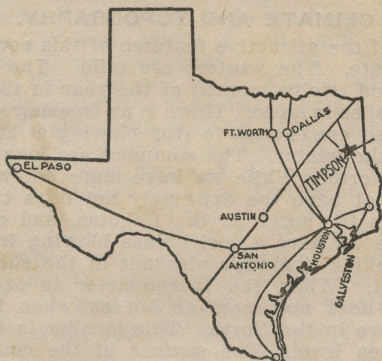
Near Timpson

AND

List of Lands for Sale in East Texas

Where There Are

Good Lands, Good Crops, Good Climate,
Good Water, Good Health, Good People,
Goods Churches, Good Schools, Good
Railroads, Good Opportunities



The statements in our literature are true and we invite investigation. We have many more lands for sale than those listed in this folder. Write us for further information.

EAST TEXAS LAND CO.

TIMPSON, Shelby County, TEXAS

J. P. Christopher
PRESIDENT

Dr. W. E. Fruit
VICE PRES.

E. G. Corwine
SECRETARY

There is but one crop of land.—There will never be another.

In calling your attention to the East Texas Country, we do so with considerable pleasure and satisfaction, because there are here combined the low price of land with a fertile soil and an attractive climate. This section has thousands of acres of rich soil that are waiting to be brought under cultivation. Few localities offer as great a range of soil and crop conditions as East Texas. The tide of emigration is surely turned southward. This garden spot of possibilities has been overlooked in the rush for cheap lands. There are few localities that offer such opportunities to the Homeseeker and Investor as East Texas. This section of the country needs more farmers. We invite them to inspect the lands near Timpson, where we live, and see for themselves that the opportunities of this country are more than we are representing them to be.

CLIMATE AND TOPOGRAPHY.

One of the attractive features of this country is its climate. The winters are mild. The farmer can spend twelve months of the year in the fields if he wishes to do so. There is no freezing weather that is severe enough to stop plowing at any time during the winter. The summers are longer than in the North. While we have more hot weather, we do not have the extremely hot days that are found as far north as the Dakotas, and most of the time we have a cool breeze blowing from the gulf, making it always pleasant in the shade and at night. When the thermometer is at ninety here it does not seem as hot as when it is at eighty-five in the North. This locality is 480 feet above sea level. The surface of the country is gently rolling, making drainage complete. It is well watered by numerous streams and springs. The average annual rainfall is 45 inches and is well distributed throughout the year.

SOIL.

The soil is variable and adapted to a great variety of crops. It ranges from a light sandy loam to a heavy dark loam, and it is all underlaid with a thick clay subsoil which, as well as the top soil, is strong in plant food, excepting a few old worn-

EAST TEXAS LAND COMPANY, TIMPSON,
SHELBY COUNTY, TEXAS.

"Real Estate is the best investment for small savings."

out fields from which produce has been taken annually for years without returning anything to the soil. Even these wornout soils can be easily built up by modern methods of agriculture.

CROPS.

The great variety of crops that are grown in this country, and the long growing season, are two of the most attractive features for farming. If you do not win on one thing, you have ample time before winter overtakes you to try a second and even a third crop. A total crop failure has never been known in this country.

CORN.

The quality of corn raised here is of the best. Shelby County took first premium at the State Fair, for corn. On account of cheap lands, corn can be produced here for less than in the so-called corn states.

COTTON.

Cotton is one of the staple crops, and Timpson is the leading cotton market in Shelby County.

OATS AND RYE.

Oats and rye do well here and afford fine winter grazing.

SUGAR CANE.

Sugar cane is raised on the bottom lands and yields a handsome revenue per acre.

HAY AND GRASSES.

The most popular of all the Southern hay grasses is Bermuda. It can be cut two and three times per year and will yield from two to three tons per acre, and brings \$15.00 per ton in our local markets. It is considered more nutritious than timothy. It is also one of the finest pasture grasses and will pasture more head of stock per acre than any other known grass. In addition to Bermuda, we have a variety of other pasture grasses and clovers. In the bottoms we have the switch cane that stays green all winter, affording good and abundant winter pasture.

**EAST TEXAS LAND COMPANY, TIMPSON,
SHELBY COUNTY, TEXAS.**

"East Texas is a land of magnificent possibilities."

LIVE STOCK.

This is truly an ideal live stock country. Especially in this branch of farming is the long growing season and short mild winter appreciated. Horses and cattle have been raised here on nothing else than pasture. Hogs can be grown at a very small cost on forage crops such as peas, peanuts, sorghum, chufas and various other crops, which prepare them for market after a very short finish on corn. Much attention is now being turned to live stock farming of all kinds.

POULTRY.

Chickens, ducks and turkeys are easily and profitably raised here. Hens lay eggs and hatch chickens the year round. Short mild winters and variety of grain and forage crops make this an ideal poultry raising country.

PEANUTS.

Peanuts is one of the profitable crops of this locality. The vine can be mown for hay, which is almost equal to alfalfa. The nuts yield from 20 to 50 bushels per acre and are sold at from 75 cents to \$1.00 per bushel.

TRUCK FARMING.

Truck farming is extensively carried on and all kinds of garden produce do well. Car loads of truck are shipped annually from this locality.

FRUIT.

The largest peach orchards in the world are found in East Texas. In addition to peaches, pears, figs and small fruit of all kinds are grown in abundance.

PECANS.

We would hardly be doing you justice without calling attention to the fact that the pecan is a native of Texas, and there are some large orchards of budded pecans that are now bearing in this country.

THINGS TO THINK ABOUT

We often hear men say: "If father had bought

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"There is no investment on earth like the earth."

property a few years ago, he would be rich today." Did it ever occur to you that a few years hence your sons will be saying the same thing?

The time to buy is NOW. All of the large fortunes that have been made in land have been made by people who not only realized a good opportunity, but had nerve enough to act upon their judgment.

To those who are tired of high priced lands and are seeking NEW HOMES or GOOD INVESTMENTS, we say COME TO EAST TEXAS. Don't neglect the call. There will never again be such an offer to men of limited means.

In conclusion, let us say that we have told you only a part of the good things awaiting you here. This is a country of good crops, good lands, good climate, good health, good people, good churches and schools, and good opportunities. Come and see for yourselves. Each member of this firm is a practical farmer and operates his own farm.

The Timpson country is well supplied with railroads. Three lines enter the town. We are on a direct line between Houston and Shreveport.

Cheap excursions for homeseekers are run from all northern points to this country on the first and third Tuesdays of each month. The Houston East and West Texas R. R. makes connections with all northern roads at Shreveport. Buy your ticket over this road and get a stop-over at Timpson and let us "show you." If you want further information, write us for particulars and we will be pleased to answer you. Address the

**EAST TEXAS LAND COMPANY,
TIMPSON, SHELBY COUNTY, TEXAS.**

The following list of lands is only illustrative of what we have for sale. We have many more good opportunities that are not on this list. Write us about them.

Easy terms can be arranged on most of our propositions.

No. 500.

Four acres in desirable residence portion of Timpson, 4-room house, outbuildings, well of good, never-failing water; all fenced. Price, \$950.00.

**EAST TEXAS LAND COMPANY, TIMPSON,
SHELBY COUNTY, TEXAS.**

"Some men get rich farming.—Many get rich by the increase in land values."

No. 501.

Nine acres in city limits of Timpson; 6-room house; good well of water; smoke house; barn with sheds and cribs; all fenced. Price \$1200.00.

No. 502.

Eleven acres in city limits of Timpson; good 8-room house with electric lights and bath; well of good soft water; cistern; 4 acres Bermuda pasture; all fenced; house insured for \$1400.00. Price, \$2200.00.

No. 50.

Fifteen acres $\frac{1}{2}$ mile from depot, $7\frac{1}{2}$ acres bearing peach orchard, $\frac{3}{4}$ acre blackberries, 6-room house, two 1500-gallon cisterns, fenced and cross-fenced. Price, \$2200.00.

No. 43.

Thirty-five acres $1\frac{1}{2}$ miles from Timpson, 6-room house, brick fireplace, 27 acres open land, 2 acres pasture, all fenced, two wells of good water. Price, \$1000.00.

No. 48.

Forty-five acres 5 miles of Timpson, 30 acres open land, 4 acres Bermuda pasture, living spring branch, all fenced, 3-room house, $\frac{1}{4}$ mile to church, school and gin; R. F. D. Price, \$750.00.

No. 46.

Sixty-six acres 3 miles of Timpson, 30 acres in cultivation and under 3-wire fence, balance in timber; 300 young fruit trees—peach, apple and pear; tenant house, well and cistern; $\frac{1}{2}$ mile from 2 churches and school. Price, \$1000.00.

No. 51.

Seventy-four acres at Bobo, 5 miles from Timpson; 25 acres in cultivation; 10 acres in Bermuda and red clover, balance in cut-over timber; good new 2-room frame house; well, barn and crib; on public road; 2 miles to church and school; good neighborhood. Price \$1700.00.

No. 52.

Eighty-one acres. 4 miles of Timpson; 60 acres in cultivation; all under hog-tight fence; good house and outbuildings, also a tenant house. Price \$1400.00.

No. 103.

One hundred acres $2\frac{1}{2}$ miles of town; one mile

"Real Estate is the basis of all wealth."

"Cheap lands will soon be a thing of the past."

from railroad flag station; school, church, gin, grist mill, store and postoffice; 80 acres in cultivation, 6 acres Bermuda pasture, balance in timber; all fenced; living stream of water; 8-room house, painted and in good repair; tenant house; barn; well of good water. Would trade for good stock of merchandise. Price, \$2000.00.

No. 114.

One hundred and fourteen acres, 5 miles of Timpson; 50 acres cultivated; 10 acres Bermuda grass; fenced into 4 fields; running water in each field; 5-room house; outbuildings; good well; a quarter of a mile to church and school; on rural route. Price \$1800.00.

No. 122.

One hundred and thirty-five acres 4 miles of Timpson, $\frac{1}{2}$ mile of railroad flag station; church and school; 15 acres of bottom land, 8 acres of Bermuda meadow, 35 acres in cultivation, 50 acres fenced; creek along one line; new 4-room house. Price, \$2500.00.

No. 123.

One hundred and thirty-five acres 3 miles of Timpson, fenced into 4 fields; everlasting branch; 50 acres cultivated, 25 acres hammock and bottom land, 6 acres Bermuda meadow; about 75,000 feet of saw timber, some tie timber. Price, \$23.50 per acre.

No. 124.

One hundred and thirty-five acres 5 miles of Timpson, $\frac{3}{4}$ mile from railroad flag station; 75 acres in cultivation, balance timber; partly fenced; 4-room house; well of good freestone water; crib and stable; $1\frac{1}{2}$ miles to church and school; R. F. D. Price, \$1500.00.

No. 125.

One hundred and forty-eight acres, $5\frac{1}{2}$ miles from Timpson; 75 acres in cultivation; all under fence; house and other improvements; spring and creek on line; three-quarters of a mile to church. Price, \$2500.00.

No. 127.

One hundred and fifty-eight acres, 2 miles of Timpson; 20 acres in cultivation, balance cut-over timber; 35 acres fenced separate; 2-room house;

**EAST TEXAS LAND COMPANY, TIMPSON,
SHELBY COUNTY, TEXAS.**

"East Texas is a comparatively unnoticed bargain counter of farm lands."

good well. This place adjoins and can be combined with No. 203. Price, \$2400 00.

No. 211.

Two hundred and four acres $1\frac{1}{2}$ miles from town, 30 acres open land, 20 acres in cultivation. balance cut-over timber; about $\frac{1}{2}$ the place is bottom and the rest second bottom or hammock land. Price, \$2600.00.

No. 208.

Two hundred and twenty acres 6 miles from Timpson; 113 acres in cultivation; 3 good tenant houses; spring branch on place; R. F. D.; 2 miles to church and school. Price, \$17.50 per acre.

No. 201.

Three hundred acres, $1\frac{1}{2}$ miles from town: 90 acres in cultivation; 65 acres of this is in bottom land; all of farm is bottom land except 40 acres; all fenced; 2 good 5-room houses, with barns; creek runs along one side of the place; plenty of reed cane and grass. Price, \$17.50 per acre.

No. 202.

Three hundred and fifty-nine acres, 6 miles from Timpson; creek runs through land; most all fenced; 5-room house; 4 tenant houses; well of good water; rural route; $1\frac{1}{2}$ miles of R. R. station; switch cane for winter pasture; 150 acres of open land. Price \$11.00 per acre.

No. 203.

Four hundred acres. 2 miles from Timpson; about half bottom land; good sugar cane land; about 200 acres in cultivation; springs and spring branch give water all the year; all under fence; 3 tenant houses; one of the best farms in this vicinity. This place adjoins and can be combined with No. 127. Price, \$30.00 per acre.

No. 204.

Five hundred acres, 2 miles from Timpson; 75 acres in cultivation, balance in pasture; two or three good springs furnish water all the year; all under fence; lots of fine timber; some fine pear and fig trees; good new house; a splendid farm. Price \$22.00 per acre.

No. 205.

Five hundred and twenty acres, 4 miles from good town, quarter mile from Bobo; public road

"Come to East Texas NOW before land values advance."

on two sides; R. F. D.; telephone; 175 acres cleared; 30-acre Bermuda meadow; 145 acres in cultivation, balance in timber; 100 acres bottom land; good switch cane; creek along one line; all fenced, 3 miles hog tight; one 7-room frame house; 2 4-room frame houses, one 3-room house; barn, cribs and sheds; 2 wells; a good farming and stock raising proposition. Price \$20.00 per acre.

Would take half cash, balance in trade.

No. 206.

Six hundred and thirty-one acres, 3 miles from town; 500 acres bottom land; all under hog tight wire fence; about 300 acres in cultivation; 200 acres bottom timber land; half of this is covered with fine switch cane; several springs; creek runs through the place; rented for 1912 for \$500.00 cash rent; 1 good house and 3 or 4 tenant houses. Price \$7000.00.

No. 207.

1140 acres, 4 miles from Timpson; 900 acres fine bottom land; 600 acres in cultivation; 100 acres Bermuda grass pasture; hog tight fence; balance cut-over timber; some saw timber standing; good saw mill on the place; all under fence; watered by fine springs and two creeks; switch cane in bottom makes fine winter pasture; one of the best farms in this country; would divide and sell half in a body. Price \$20.00 per acre.

Would take half cash, balance in good income property.

No. 308.

3,000 acres in Southeast Texas, on railroad; 3 miles from town; soil is dark sandy and will grow anything; several hundred acres of fine hammock and bottom land; clay sub-soil; several small streams and everlasting springs; 35 small residences on the tract, also a church and a school house; several wells of fine water; fish pond. Price, \$7.50 per acre.

No. 304.

8200 acres in Webster Parish, La., near Minden, the county seat; along and near L. & A. and Cotton Belt Rys; 1000 acres in cultivation, balance has enough merchantable timber to pay for the land;

"One good investment is worth a lifetime of labor."

well located, but not in a body; Webster Parish had the best display at the 1911 State Fair; it is a fine fruit and farming country, and has more white farmers than any parish near it. Price \$4.00 per acre.

No. 300.

20,000 acres in East Texas. A small river forms one boundary. From the river it extends back into the uplands, a portion being bottom and portion upland. Well watered and well drained by small streams flowing through it. Three miles from a railroad town. Price, \$5.00 per acre.

No. 302.

26,000 acres 20 miles from Shreveport, La.; near railroad. This land is in a good farming community, and 75 per cent of it is adapted to fruit, truck and general farming. Price, \$5.50 per acre.

No. 301.

32,000 acres in East Texas within 100 miles of Houston; small river flows through center of tract; 5,000 acres of bottom land, which is adapted to corn, cotton and sugar cane; upland lies well and is adapted to corn, cotton, fruit and truck of all kinds; railroad cuts one corner. Price, \$6.00 per acre.

Easy terms can be arranged on most of these propositions.

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**EAST TEXAS
EARLY SEASONS
EASY MONEY**

**EAST TEXAS LAND COMPANY, TIMPSON,
SHELBY COUNTY, TEXAS.**

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